

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**February 21, 2013**



**RP13-04: proposed Replat of Lots 8 and 9 in Block 1 of the North Garden Acres Subdivision**

**SIZE AND LOCATION:** 0.40 acres of land located at the west corner of Broadmoor Drive and East North Avenue

**EXISTING LAND USE:** single-family residential

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Sandra Kay Shumaker

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND:**

The applicant is proposing to replat Lots 8 and 9 in Block 1 of the North Garden Acres Subdivision into one new lot (proposed Lot 8R). The subject property is currently zoned Residential District – 5000 (RD-5). On November 26, 2012, the City’s Building and Standards Commission found a manufactured home on Lot 9 to be an unsafe structure. The building was demolished earlier this year. The request was made to create a larger residential lot and to allow the repair on the wood frame garage that has remained on Lot 9.

**RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.